

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Jimmy Wayne Davis
228 Edgeland Road
Vandiver, AL 35176

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,


On this April 13, 2016, That for and in consideration of **TWENTY THOUSAND AND N0/100 (\$20,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **JIMMY WAYNE DAVIS, a married individual, ALLEN GENE BROWN, a married individual, and JEFFERY KEITH GUY, a single individual, all individually and as former members of DB&G DEVELOPMENT, LLC (which said limited liability company has now been dissolved)**, (herein referred to as "Grantors"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **JIMMY WAYNE DAVIS** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 5, according to the Final Plat of Glenstone Cottages, as recorded in Map Book 38, Page 48, in the Probate Office of Shelby County, Alabama.

Subject property does not constitute the homestead of the Grantors herein nor the homestead of the Grantors' respective spouses.

Jimmy Wayne Davis, Allen Gene Brown and Jeffery Keith Guy represent all of the members of DB & G Development, LLC. DB & G Development, LLC was dissolved by Articles of Dissolution dated April 19, 2010 and recorded in Instrument 20100420000119820 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

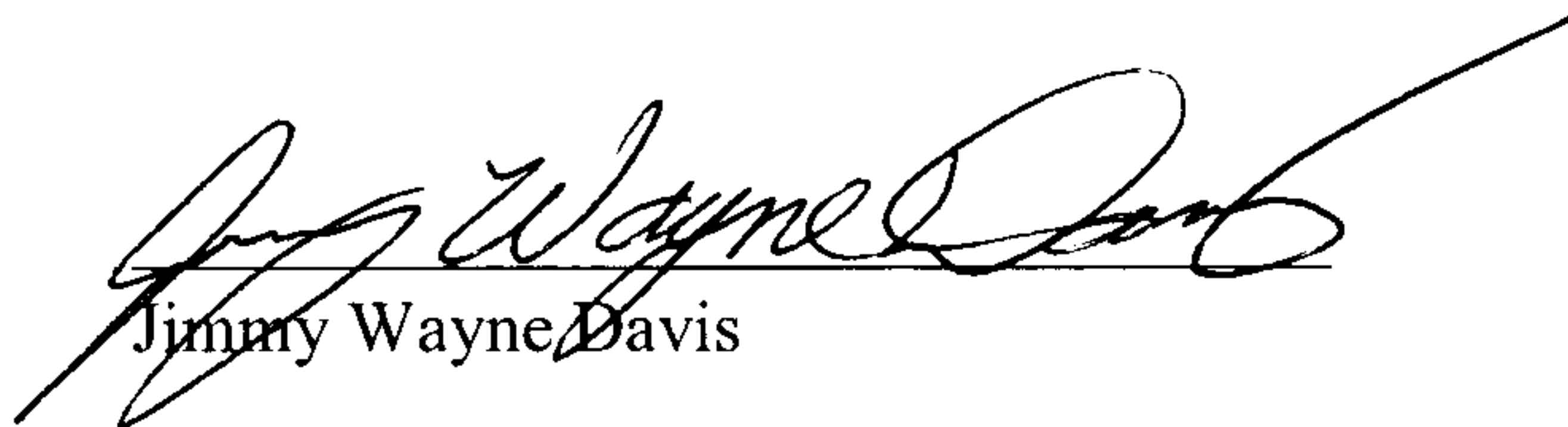

20160414000121820 1/5 \$48.00
Shelby Cnty Judge of Probate, AL
04/14/2016 08:18:21 AM FILED/CERT

Shelby County, AL 04/14/2016
State of Alabama
Deed Tax: \$20.00

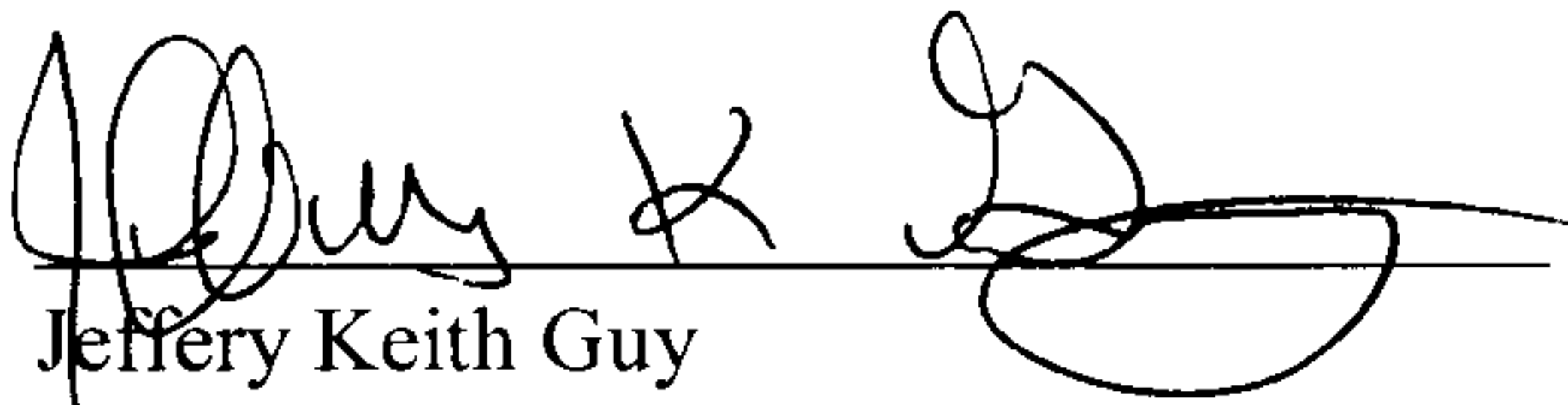
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of April 12, 2016.

GRANTORS:


Jimmy Wayne Davis

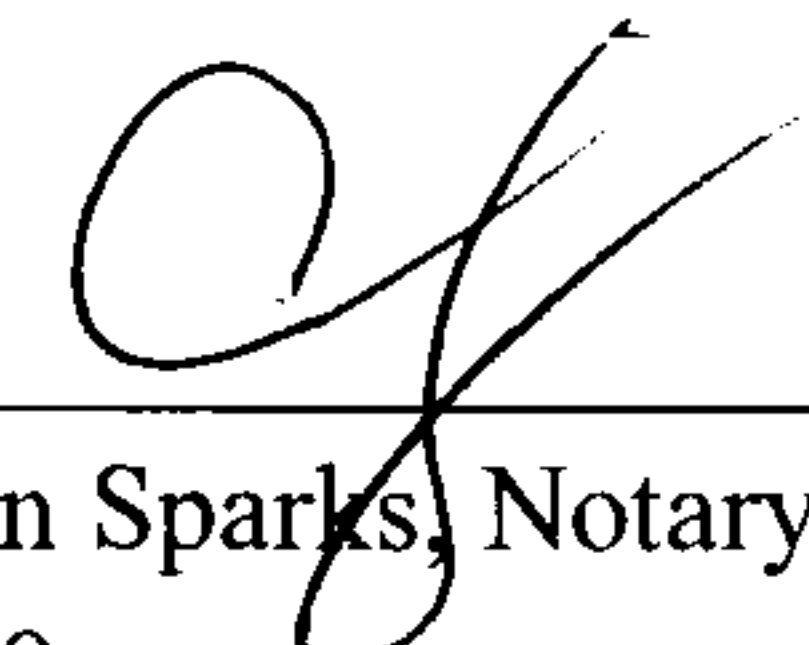

Allen Gene Brown


Jeffery Keith Guy

**STATE OF ALABAMA
COUNTY OF SHELBY**

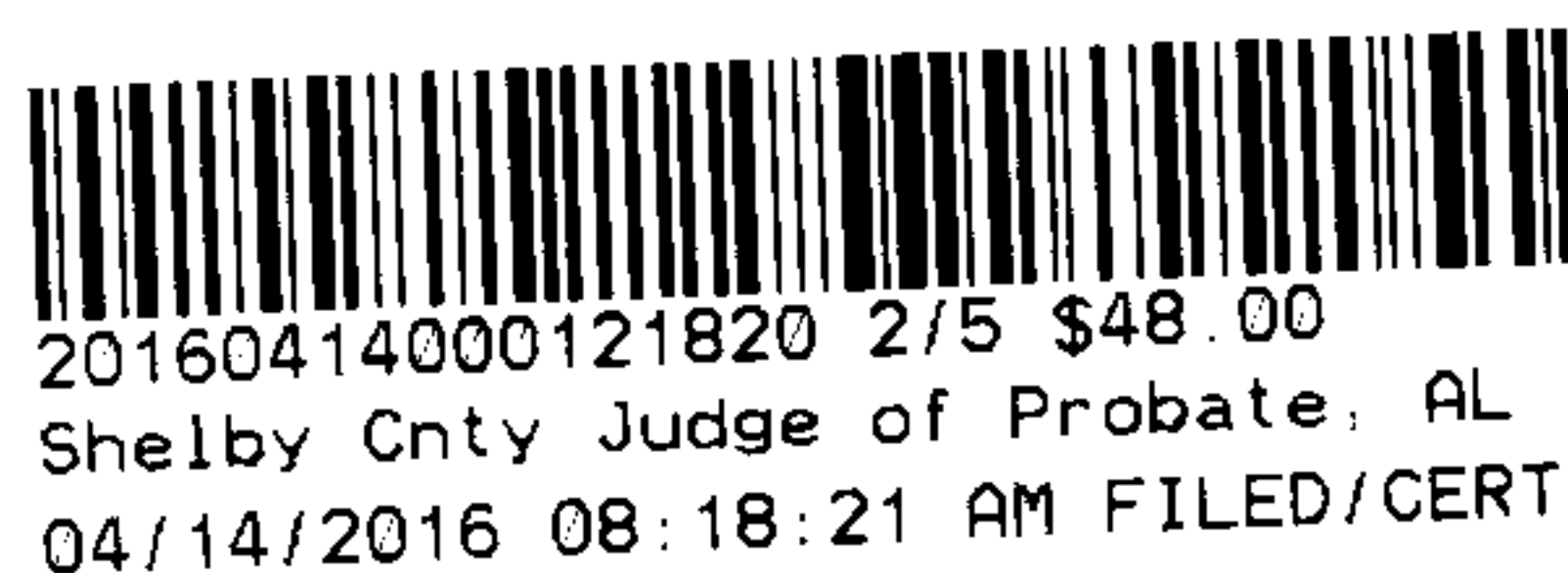
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jimmy Wayne Davis, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Jimmy Wayne Davis executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of April 12, 2016.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

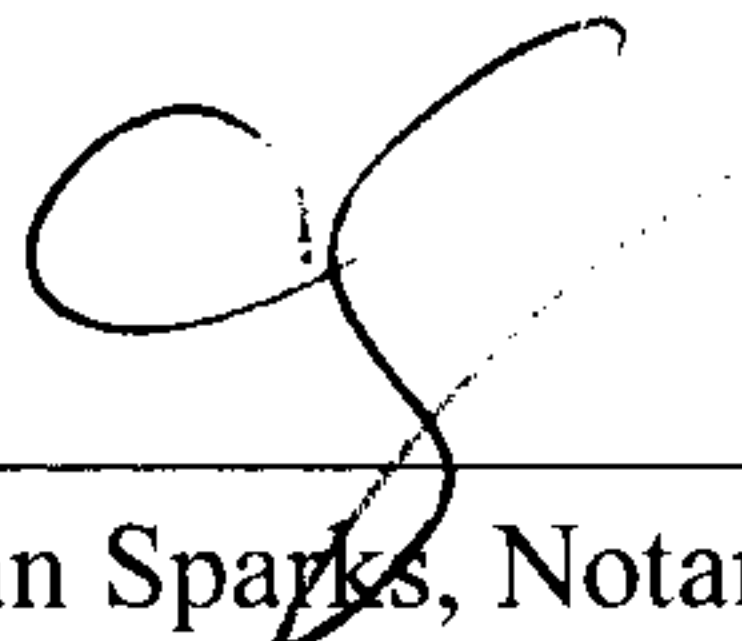
[Affix Seal Here]



**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Allen Gene Brown, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Allen Gene Brown executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of April 12, 2016.



C. Ryan Sparks, Notary Public

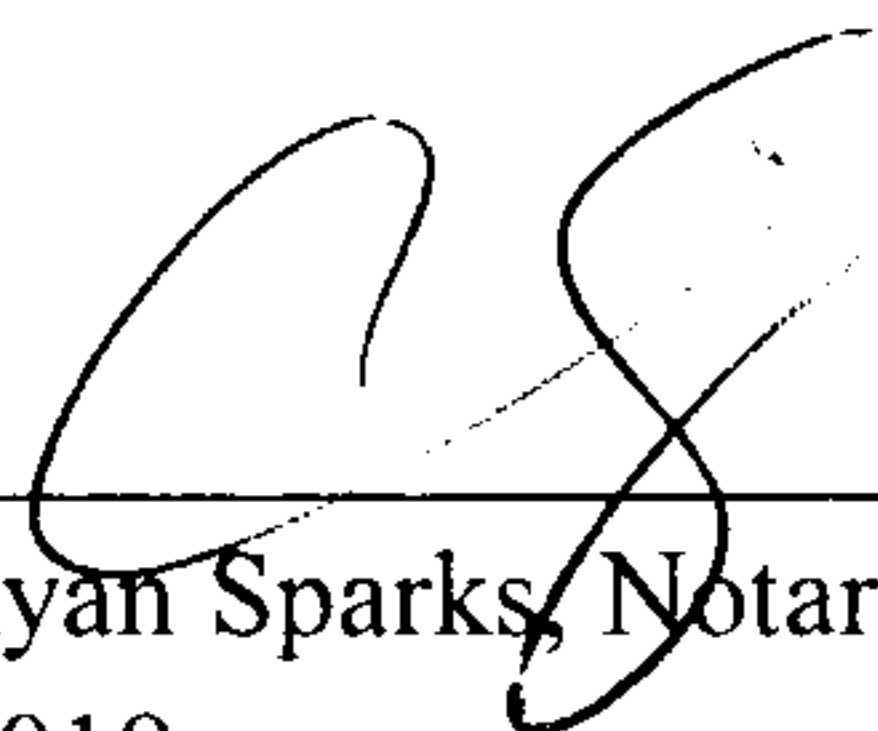
My Commission Expires: December 14, 2019

[Affix Seal Here]

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jeffery Keith Guy, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Jeffery Keith Guy executed the same voluntarily with full authority, on the day the same bears date.


IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of April 12, 2016.



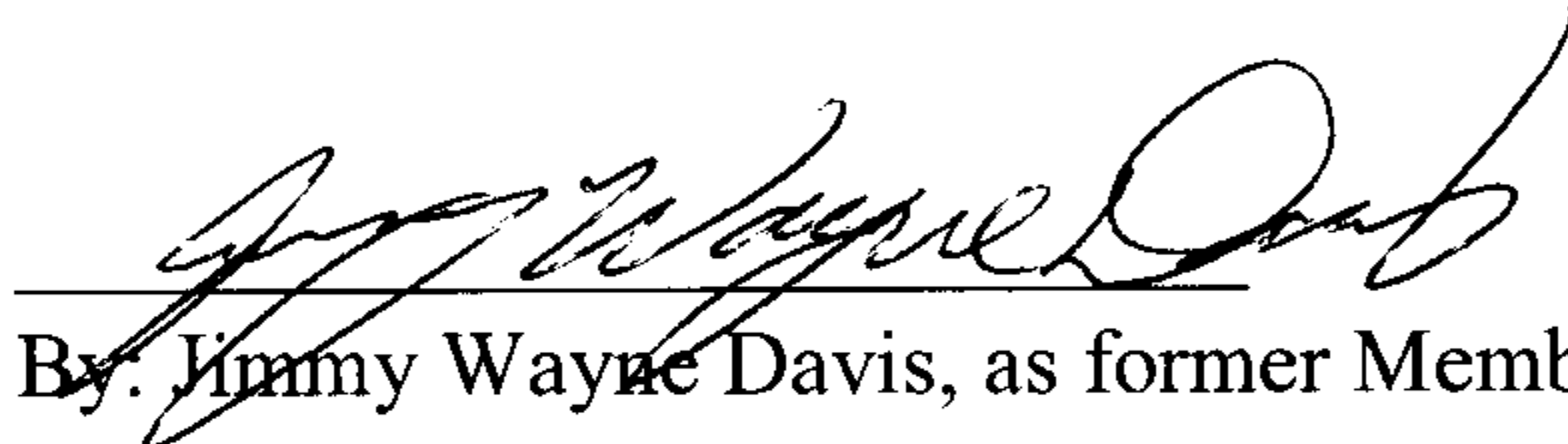
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

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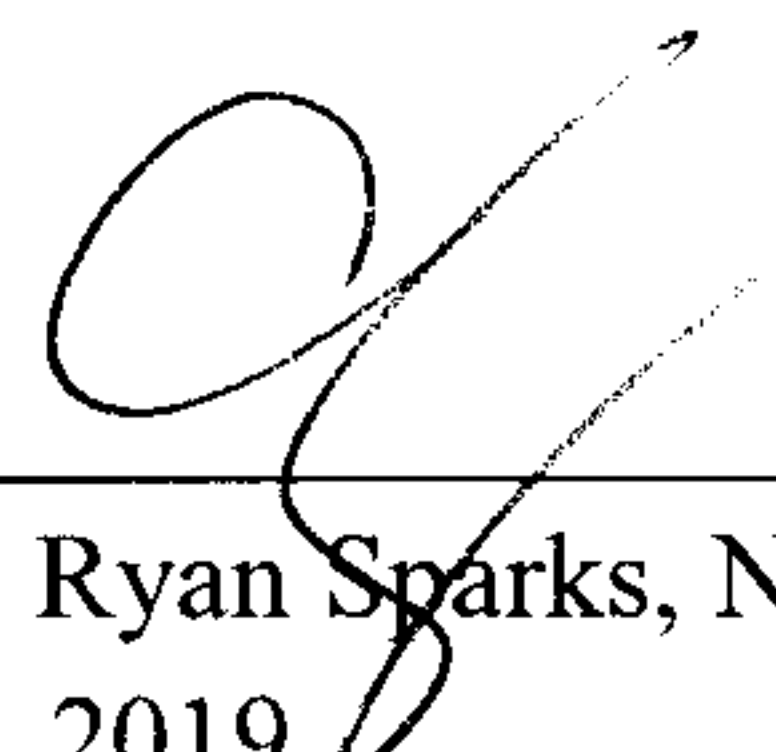
GRANTOR: DB&G Development, LLC (which said liability company has been dissolved)


By: Jimmy Wayne Davis, as former Member-Manager acting in dissolution of the company

**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that DB&G Development, LLC, by and through Jimmy Wayne Davis as Member-Manager acting in dissolution of the company, whose name is signed to the above and foregoing affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, DB&G Development, LLC by and through Jimmy Wayne Davis as Member-Manager acting in dissolution of the company executed the same voluntarily with full authority as said Member-Manager for said company acting in dissolution for said company, on the day the same bears date.

IN WITNESS WHEREOF, the said Affiant has hereunto set Affiant's hands and seals on this day of April 12, 2016.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

[Affix Seal Here]


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jimmy Wayne Davis
Mailing Address Jeffery Keith Guy
Allen Gene Brown
228 Edgeland Road, Vandiver AL 35176

Grantee's Name Jimmy Wayne Davis
Mailing Address _____
228 Edgeland Road
Vandiver, AL 35176

Property Address Lot 5 Glenstone Cottages
MB 38 Page 48

Date of Sale 4/13/16
Total Purchase Price \$ 20,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____


Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one


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Form RT-1